

MAINE-NORTHFIELD UNINCORPORATED AREA PLAN

Public Visioning Workshop
August 30, 2017

Agenda

1. Sign-in & welcome
2. Gathering activity (6:30-6:40)
3. Project update (6:40)
4. Questions (6:50)
5. Keypad polling (7:00)
6. Breakout activity packet (7:15-8:00)



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Who is CMAP?

- Regional planning agency, one of many across the country
- Serves the seven-county northeastern Illinois region
- In 2010, created regional comprehensive plan – GO TO 2040; currently developing ON TO 2050
- Local Technical Assistance (LTA) planners working on this project with Cook County



What is this Unincorporated Area Plan?

- Similar to “comprehensive plan”: establishes vision, guides land use regulations and local policy
- Engage officials, stakeholders, residents, and partners
- Topics and strategies: economic development, transportation, housing, identity, stormwater
- Addresses issues unique to an unincorporated area



Process

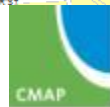
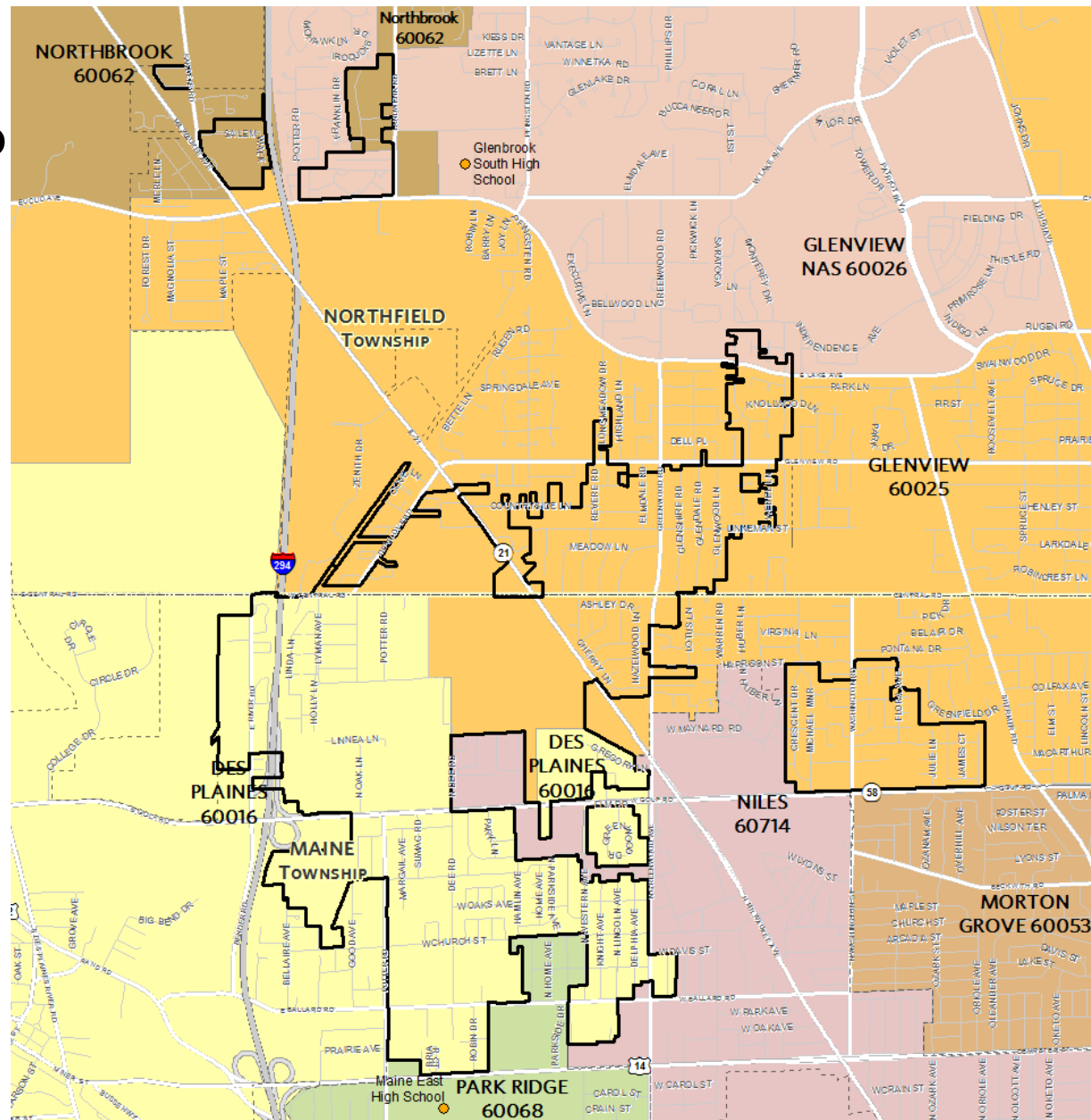


- Timeline: 3 phases: Evaluation, Visioning, Plan Creation
- Emphasis in visioning: COMMUNITY OUTREACH!
- Deliverables (all posted to project webpage, search “CMAP Maine Northfield”):
 - Community Profile (complete)
 - Existing Conditions Report (draft complete)
 - Key Recommendations Memo and Visioning Summary (Fall 2017)
 - Draft Plan (open house early 2018), Revised Full Draft (early Spring 2018), County adoption (Spring 2018)
- Implementation: After plan is finished, approved by public, and adopted, CMAP works with the many partners to decide how to make the recommendations happen.

What is “unincorporated”?

In the U.S. and in Illinois,
a part of a county that is
outside of any
municipality.

The U.S. Postal Service
assigns city names to
unincorporated areas. In
this area, “Des Plaines”
(60016) and “Glenview”
(60025) are most
common.



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ZIP Codes

What have we learned about Maine-Northfield?

- ★ **Housing is relatively affordable, compared to the region and neighbor municipalities.**
- ★ **Approx. 52% of residents are immigrants.**

Community	Median Home Value
<i>Maine-NF Unincorp.</i>	\$182,475
Des Plaines	\$236,800
Glenview	\$469,200
Morton Grove	\$293,000
Niles	\$257,100
Park Ridge	\$388,900
Source: U.S. Census 2014 Five-Year ACS	

- Would rank No. 1 among all 284 municipalities in the region.

- ★ **By multiple metrics, residents are more educated than County and region:**

- Greater % HS diploma attainment
- Greater bachelor's degree attainment



What have we learned about Maine-Northfield?



Land is used mostly for residential:

- 70% of the parcels
- 90% of the property tax base



Sidewalks, crosswalks, bus shelters, bike lanes are lacking, and inhibit “active transportation.”



There are only a handful of commercial areas. Talisman Center at Golf/Washington (Subarea 3) is biggest by far.

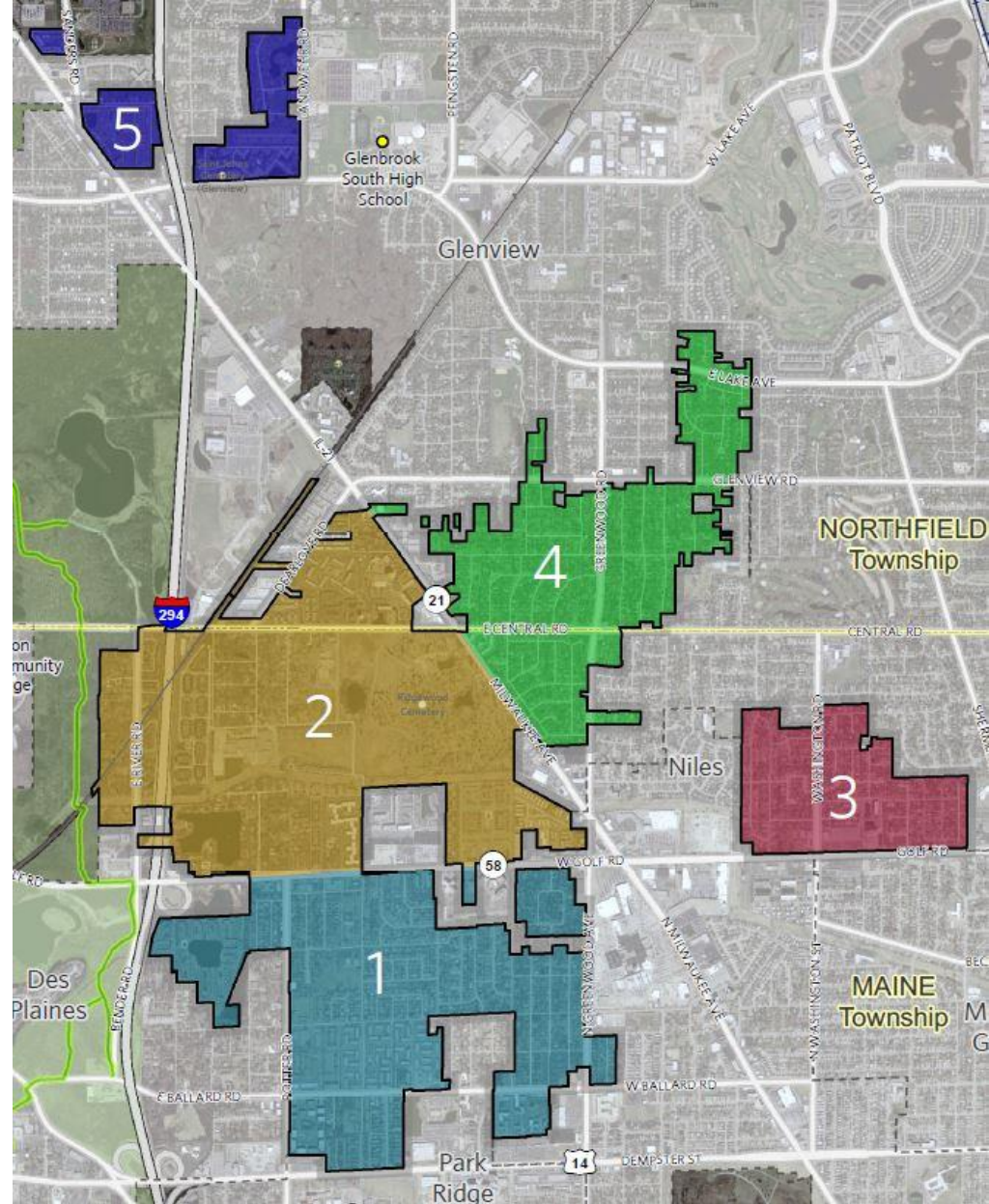


Urban flooding is more widespread than flooding from waterways.



Subareas

- Different character, history, demographics, property values, identities
- Infrastructure assessment and planning
- Total population: ~36,600, ~27,500 in Subareas 1 & 2.



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MetroQuest Input

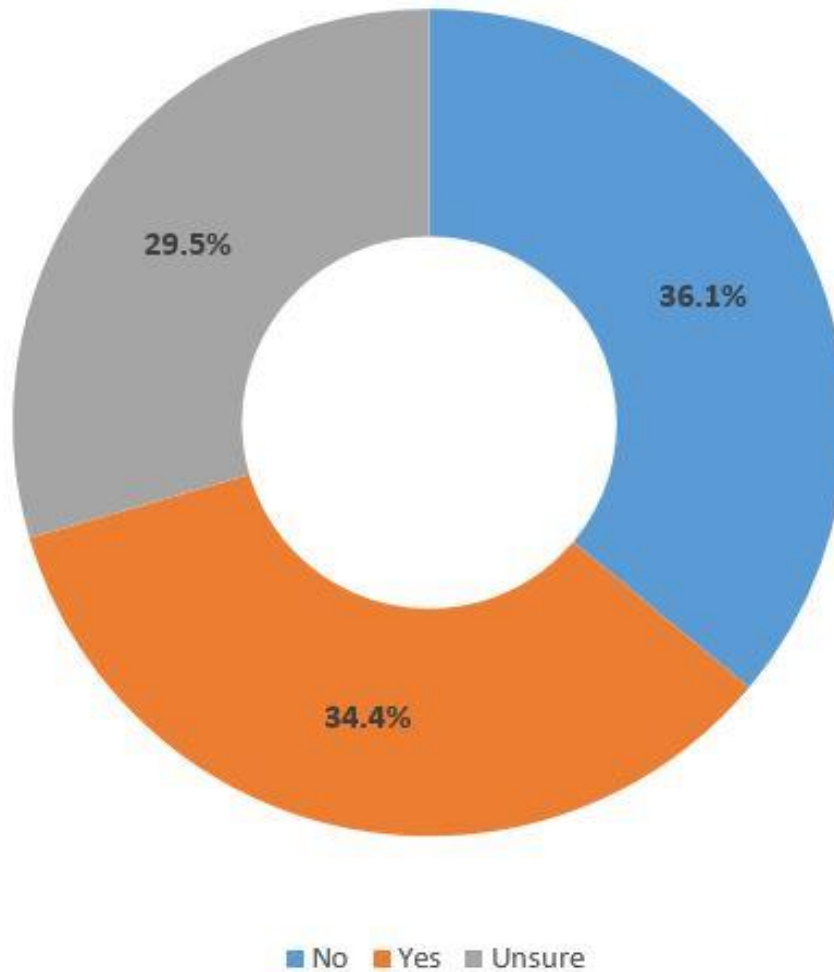


- What are the priority issues?





MetroQuest Input



- Are you interested in annexation in the long term?



Stay Involved

- Sign in to be added to the Project Email List
- Follow project webpage: <http://www.cmap.is/lta-mainenorthfield>
(Enter “Maine Northfield CMAP” into Google)
Facebook: facebook.com/mainenorthfieldLTA





QUESTIONS?

**John Carlisle, AICP
Project Manager
jcarlisle@cmap.Illinois.gov**

**James Wilson, Secretary,
Zoning Board of Appeals
Cook County Bureau of
Economic Development
James.Wilson@cookcountyil.gov**



KEYPAD POLLING

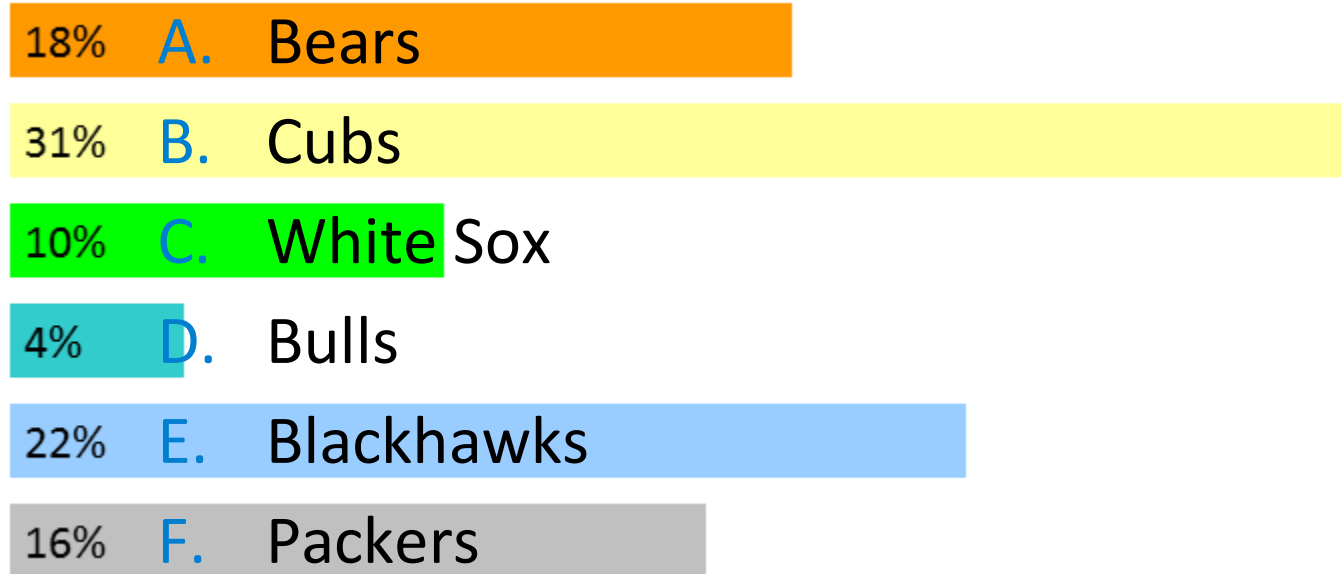
How to use the keypads

- **Votes are anonymous.**
- **Your last vote is the vote that counts.**
- **Return the keypad, please.**



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Which of the following is my favorite pro sports team?



Which government agency do I contact most often, or have I contacted most recently, with a question or concern?

6% A. Cook County

49% B. Maine or Northfield Township

14% C. Maine or Northfield Township Road Department

16% D. A nearby City or Village

14% E. Other



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When I have a question or concern, I know which entity is the right one to contact?

55% **A.** Agree

45% **B.** Disagree



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When I first moved to the area, what would have been most helpful for me to get to know how things work and whom to go to when I need help?

37% A. An informational welcome packet

8% B. An in-person event like this one

25% C. An online website or database

24% D. A “how to” from a neighborhood or resident group

6% E. Other



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Which two types of planning and infrastructure initiatives are the highest priorities?

22% A. Stormwater management

24% B. Reinvestment in housing

20% C. Pedestrian (sidewalk, crosswalk, signals) infrastructure

14% D. Upgraded or redeveloped commercial areas

8% E. Enhanced park or recreation facility

8% F. Additional library access

6% G. Other



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Of the following options, what's the preferred way to pay for public improvements in this area?

43% **A.** Regular property taxes

9% **B.** Special tax districts, voluntarily formed by property owners

48% **C.** Service, usage and permit fees



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If more assistance were available to upgrade or rehabilitate my property, I would do up to two of the following actions...

- 2% A. Make it more senior-friendly/accessible (ramps, handles, chair lifts)
- 17% B. Repair structural issues
- 21% C. Invest in flood control
- 13% D. Maintain/redo the façade (tuck-pointing, re-siding, signage etc.)
- 29% E. Make it more energy-efficient
- 19% F. Other





VISUAL PREFERENCE



STREETSCAPING

Benches



Outdoor dining/cafe



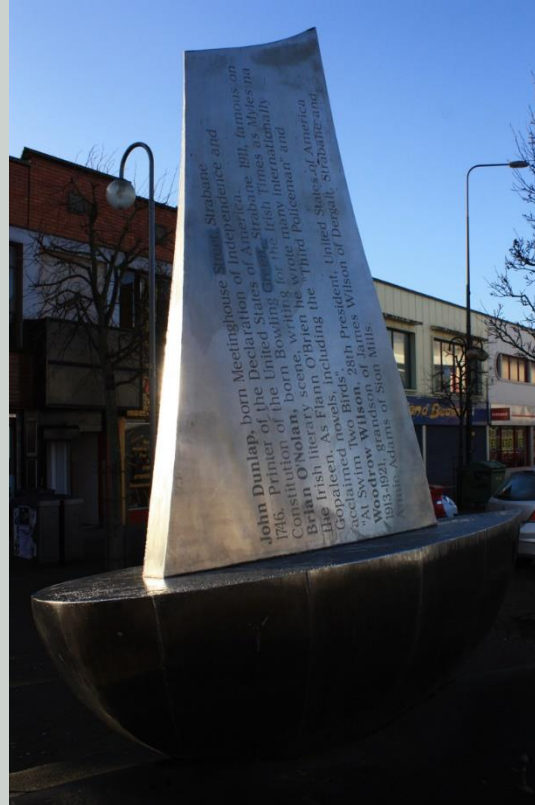
Gateway, decorative signs



Planters & landscaping



Public art



Of the following streetscaping improvements, I would be most excited to see this in Maine-Northfield?

16% **A.** Benches

20% **B.** Outdoor dining/café

4% **C.** Gateway, decorative signs

53% **D.** Planters and landscaping

7% **E.** Public Art



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PLACEMAKING

Outdoor theatre, festival, concert space



Recreational trail around water



Small playgrounds in neighborhoods



Historical monument or memorial



Food/farmers market



Of the following placemaking elements, I would be most excited to see this in Maine-Northfield?

25% A. Outdoor theater, festival, concert space

33% B. Recreational trail around water

28% C. Small playgrounds in neighborhoods

3% D. Historical monument or memorial

13% E. Food or farmers market



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Breakout Activity (45 minutes)

- 1.) Find your table based on your number when you walked in.
- 2.) Get a booklet from your facilitator. You will spend about 15 minutes on each of the topic areas: transportation, development, and flooding.
- 3.) Write responses in your booklet. Facilitator can help.
(If you need extra time, you can take these home and mail them back to us. If you want extra copies to take home for your reference, they are available at the sign-in table on your way out.)
- 4.) Be friendly with fellow participants.
- 5.) Aware of language needs? Please let us know.





THANK YOU!